

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE ROUND BARN VILLAGE TENTATIVE MAP LOCATED AT 0 ROUND
BARN BOULEVARD – ASSESSOR’S PARCEL NUMBERS 173-020-30 THROUGH 173-
020-036 - FILE NUMBER PRJ18-015

WHEREAS, an application has been submitted by City Ventures requesting approval of a tentative map of the Round Barn Village, more particularly described as Assessor's Parcel Numbers 173-020-030 through 173-020-036, dated May 31, 2018, and on file in the Planning and Economic Development Department; and

WHEREAS, the proposed subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of the Round Barn Village is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.
- B. That the proposal meets the housing needs of the City and is consistent with the City of Santa Rosa Housing Allocation Plan (HAP) dated October 11, 2016, including City Code Section 21-02.070(D), providing for alternatives to payment of housing impact fees, including “other innovative approaches endorsed by the review authority for the residential development.” The applicant’s alternative proposal to provide 12 units for moderate-level income owners/occupants, as conditioned in Development Advisory Committee Report Exhibit A, meets and satisfies HAP objectives and HAP Section 21-02.070 Alternative Compliance subsection (D) Innovation Encouraged, that provides that “innovative alternatives to providing affordable housing not outlined in this chapter shall be evaluated by staff and considered on a case-by-case basis.”
- C. The public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- D. That the design of the proposed subdivision has, to the extent feasible including through the provision of solar energy to individual units, provided for future passive or natural heating or cooling opportunities in the subdivision.
- E. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.

- F. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Round Barn Village Tentative Map dated May 31, 2018, and on file in the Planning and Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated August 2, 2018, attached hereto and incorporated herein as Exhibit A.
2. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
3. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
4. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
5. The development shall be in compliance with the Housing Allocation Plan (City Code Chapter 21-02) at the time of building permit issuance. The project shall provide an alternative proposal of 12 units for moderate-level income owners/occupants, and provided under HAP Section 21-02.070 Alternative Compliance subsection (D) Innovation Encouraged.
6. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.
7. Compliance with the recommendations of the Arborist Report prepared by John Meserve, dated March 28, 2018.
8. Compliance with all mitigation measures as indicated in the Round Barn Village General

Plan and Rezoning Mitigated Negative Declaration adopted by the City Council on February 6, 2018.

9. Construction hours shall be limited from 8:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction is permitted on Sundays and holidays.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 9th day of August 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Exhibit A: Development Advisory Committee (DAC) Report dated August 2, 2018